

IN RE: PETITION FOR ZONING VARIANCE
SE/8 Old Harford Road, 700' NE
of the c/l of Proctor Lane
(9215 Old Harford Road)
9th Election District
6th Councilmanic District
Most Rev. William H. Keeler,
Roman Catholic Archbishop of
Baltimore - Petitioner

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 91-3-A

FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioner herein requests a variance to permit a side street setback of 18 feet in lieu of the minimum required 35 feet for a proposed addition in accordance with Petitioner's Exhibit 1.

The Petitioner, by Msgr. James J. Cronin, appeared, testified and was represented by Thomas N. Biddison, Esquire. Also appearing on behalf of the Petition was Dean S. Pickens, Parish Manager and Chairman of the Building Committee, Douglas L. Kennedy, Engineer, and Brian W. Kelley, Architect. There were no Protestants.

Testimony indicated that the subject property, known as 9215 Old Harford Road, consists of 11.79 acres zoned D.R. 5.5 and is the site of the St. Isaac Jogues church and parish center. Said property consists of two parcels. Parcel 1, which received CRG approval for a 21-lot subdivision, contains 6.22 acres and is presently wooded and undeveloped; Parcel 2 contains 5.57 acres and is improved with the church and parish center as depicted in Petitioner's Exhibit 1. Mr. Pickens testified that membership in the church, which began in 1968, currently consists of 1700 families and that for the past 4 years, St. Isaac Jogues has been reviewing the needs assessment. Testimony indicated that after discussing numerous proposals, the church concluded that the proposed new parish center, as depicted in Petitioner's Exhibit 1, will best serve the church and sur-

rounding community. Mr. Pickens testified the proposed improvements will consist of a multi-purpose center which will provide additional religious education rooms, offices for various volunteer groups and service projects undertaken by the church, as well as a day care facility. Testimony indicated that there have been numerous requests in the past from community groups to use the facilities; however, the parish has not been able to comply due to the current limited space. Mr. Pickens testified that if the relief requested is granted, the parish may be able to permit the use of its facilities by various community groups. Testimony indicated that to deny the variance would result in practical difficulty to Petitioners and the granting of the variance will not result in any detriment to the health, safety or general welfare of the surrounding community. Further, Petitioner has agreed to provide landscaping on the side of the variance as determined appropriate by the Office of Planning.

An area variance may be granted where strict application of the zoning regulations would cause practical difficulty to the Petitioner and his property. McLean v. Soley, 270 Md. 208 (1973). To prove practical difficulty for an area variance, the Petitioner must meet the following:

- 1) whether strict compliance with requirement would unreasonably prevent the use of the property for a permitted purpose or render conformance unnecessarily burdensome;
- 2) whether the grant would do substantial injustice to applicant as well as other property owners in the district or whether a lesser relaxation than that applied for would give substantial relief; and
- 3) whether relief can be granted in such fashion that the spirit of the ordinance will be observed and public safety and welfare secured.

- 2 -

PETITION FOR ZONING VARIANCE TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY: 91-3-A

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section V.B. 2 of the Comprehensive Manual of Development.

Policias, 119781
and 1822.B. (B.C.Z.R.) to permit an 18 ft. side street setback in lieu of the minimum 35 ft.
of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (Indicate hardship or practical difficulty)

The owner will have a practical difficulty in meeting the side yard requirements in light of the road which is required in connection with the sale and development of the 6.22 acre parcel behind the church property. The church is in need of an addition to its parish center in order to serve the needs of its community. Part of the funds needed to construct the addition must come from the sale of the 6.22 acre rear parcel. The County will only permit ingress and egress to the rear parcel from Old Harford Road which requires that Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser: (Type or Print Name)
Legal Owner(s): Most Rev. William H. Keeler, Roman Catholic Archbishop of Baltimore, a corporation

(Type or Print Name)
Signature: St. Isaac Jogues Roman Catholic Congregation, Inc.
(Type or Print Name)

Address: 9215 Old Harford Rd.
City and State: Baltimore, Maryland

City and State: Baltimore, Maryland

Attorney for Petitioner: Robert R. Kern, Jr.
(Type or Print Name)

Address: 400 Park Charles
City and State: Baltimore, Maryland

City and State: Baltimore, Maryland

Attorney's Telephone No.: 301/727-7702

ORDERED By The Zoning Commissioner of Baltimore County, this 19th day of September, 1990.

19 90, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that the property be posted, and that the public hearing be held before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 5th day of September, 1990, at 9:30 o'clock.

at 9:30 o'clock

at 9:30 o'clock

at 9:30 o'clock

at 9:30 o'clock

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
(301) 887-3353

J. Robert Haines
Zoning Commissioner

September 10, 1990

Thomas N. Biddison, Esquire
Gallagher, Evelius & Jones
218 N. Charles Street, Suite 400
Baltimore, Maryland 21201

RE: PETITION FOR ZONING VARIANCE
SE/8 Old Harford Road, 700' NE of the c/l of Proctor Lane
(9215 Old Harford Road)
9th Election District - 6th Councilmanic District
Most Rev. William H. Keeler, Roman Catholic Archbishop of
Baltimore - Petitioner
Case No. 91-3-A

Dear Mr. Biddison:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Zoning Variance has been granted in accordance with the attached order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this order. For further information on filing an appeal, please contact Ms. Charlotte Radcliffe at 887-3391.

Very truly yours,

ANN M. NASTAROWICZ
Deputy Zoning Commissioner
for Baltimore County

AMN:bjs

cc: People's Counsel

File



Dennis F. Rasmussen
County Executive

Anderson v. Bd. of Appeals, Town of Chesapeake Beach, 22 Md. App. 28 (1974).

It is clear from the testimony that if the variance is granted, such use as proposed would not be contrary to the spirit of the B.C.Z.R. and would not result in substantial detriment to the public health, safety, and general welfare.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the variance requested should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 10th day of September, 1990 that the Petition for Zoning Variance to permit a side street setback of 18 feet in lieu of the minimum required 35 feet for a proposed addition, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject, however, to the following restrictions which are conditions precedent to the relief granted:

- 1) The Petitioners may apply for their building permit, and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.
- 2) Petitioner shall submit a landscaping plan which has been approved by the Director and/or Deputy Director of the Office of Planning within 120 days of the date of this Order. Said landscaping plan shall provide for planting on the affected side of the variance along the access road to Parcel 2. Further, said landscaping may be greater than that required by the Baltimore County Landscape Manual.
- 3) Compliance with the Zoning Plans Advisory Committee comments, including, but not limited to, those comments submitted by the Department of Environmental

- 3 -

RCA - ST. ISAAC JOGUES

BEGINNING for the same at a point, said point being located on the East Right of Way Line of Old Harford Road (60 feet wide) as shown on Baltimore County Bureau of Land Acquisition Right of Way Plat 71-260-17, thence running with and binding on said right of way line the following two (2) courses and distances, as now surveyed, viz:

1. by a line curving to the left having a radius of 1303.24 feet and length of 190.16 feet, said curve being subtended by a chord bearing North 35°-09'-37" East 189.99 feet to a point of compound curve and
2. by a line curving to the left having a radius of 1280.00 feet and length of 238.81 feet, said curve being subtended by a chord bearing North 27°-09'-29" East 238.47 feet to a point,

thence leaving said right of way line and running with and binding reversely on part of the ninth or North 52°-26'-30" West 1399.26 foot line or that parcel of land conveyed in a deed dated May 22, 1962 and recorded among the Land Records of Baltimore County in Liber W.J.R. 3992 Folio 252,

3. South 52°-30'-25" East 607.00 feet to a point, said point being distant 783.95 feet from the beginning of said ninth line, thence leaving the outline of the whole tract and running for a new line of division,

4. South 37°-32'-32" West 424.91 feet to a point, said point being located on the fifth or South 52°-24'-50" East 824.10 foot line distant 225.00 feet from the end thereof, thence running with and binding reversely on part of said fifth line,

5. North 52°-27'-28" West 556.12 feet to the place of beginning.

Containing 5.5667 acres of land more or less, as surveyed by Norman G. Sacks Associates, Inc.

25978X
6/26/90

Item 460

Protection and Resource Management, Bureau of Water Quality, dated July 6, 1990, attached hereto and made a part hereof.

AMN:bjs

ANN M. NASTAROWICZ
Deputy Zoning Commissioner
for Baltimore County

9/10/90
J. Biddison



Baltimore County
Zoning Commissioner
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

Account: R-001-6150
Number

receipt
No 284

Date

6/27/90

H9000460

PUBLIC HEARING FEES	QTY	PRICE
020 -ZONING VARIANCE (OTHER)	1 X	\$175.00
TOTAL:		\$175.00

LAST NAME OF OWNER: ST. ISAAC JOGUES

8 050*****17500: 5275F
Please make checks payable to: Baltimore County

Cashier Validation:

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 9th
Posted for: 9/10/90
Petitioner: Mr. B. Biddison, Esquire, Roman Catholic Archbishop of Baltimore
Location of property: 9215 Old Harford Rd., 700' NE of Proctor Lane
Location of Sign: 9215 Old Harford Rd., 700' NE of Proctor Lane
Remarks: 9215 Old Harford Rd., 700' NE of Proctor Lane
Posted by: J. Biddison
Number of Signs: 1
Date of return: 9/10/90

NOTICE OF HEARING
The Zoning Commission of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, located at 111 W. Chesapeake Avenue in Towson, Maryland 21204 at 9:30 a.m.

Variance for Zoning Variance Case number: 91-3 SE 1/4 of Old Harford Road, 700' NE of c/l of Proctor Lane 9215 Old Harford Road 9th Election District 6th Councilmanic District

Most Rev. William H. Keller, Roman Catholic Archbishop of Baltimore, a Corporation Sole Hearing Date: Wednesday, Sept. 5, 1990 at 9:30 a.m. Variance to permit an 18 ft. side street setback in lieu of the minimum 35 ft. In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commission will, however, determine any request for a stay of the hearing of said permit during the period for good cause shown. Such request must be in writing and received in this office by the date of the hearing set above or presented at the hearing.

J. ROBERT HAINES Zoning Commissioner of Baltimore County, N.J. 049 Aug 2

CERTIFICATE OF PUBLICATION

TOWSON, MD., 8/10, 1990

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 2 successive weeks, the first publication appearing on 8/1, 1990

THE JEFFERSONIAN,

S. Zeke Orman

Publisher

PO 106024
\$ 80.44



Baltimore County
Zoning Commission
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Account: R-0016150

No 3335

91-3

89100177

DATE: 9/1/90
QUANTITY: 1
PRICE: \$105.46
TOTAL: \$105.46
LAST NAME OF OWNER: ST. ISAAC JOGUES

04AD480055ACCRC
BA C009:12AM09-05-90

Please make checks payable to: Baltimore County

Cashier Validation:

Baltimore County
Zoning Commission
Office of Planning & Zoning
Towson, Maryland 21204
(301) 887-3353

J. Robert Haines
Zoning Commissioner



Dennis F. Rasmussen
County Executive

Your petition has been received and accepted for filing this 18th day of June, 1990.

J. Robert Haines
ZONING COMMISSIONER

Received By:

James E. Dyer
Chairman,
Zoning Plans Advisory Committee

Petitioner: Roman Catholic Archbishop, et al

Petitioner's Attorney: Robert R. Kern, Jr.

Baltimore County
Zoning Commission
Office of Planning & Zoning
Towson, Maryland 21204
(301) 887-3353

J. Robert Haines
Zoning Commissioner

DATE: 8-30-90



Dennis F. Rasmussen
County Executive

St. Isaac Jogues Roman Catholic Congregation, Inc.
9215 Old Harford Road
Baltimore, Maryland 21204

ATTN: MSGR. JAMES CRONIN

Re: Petition for Zoning Variance

CASE NUMBER: 91-3-A
SE 1/4 Old Harford Road, 700' NE of c/l of Proctor Lane
9215 Old Harford Road
9th Election District - 6th Councilmanic
Petitioner(s): Most Rev. William H. Keller, Roman Catholic Archbishop of Baltimore, a Corporation Sole
HEARING: WEDNESDAY, SEPTEMBER 5, 1990 at 9:30 a.m.

Gentlemen:

Please be advised that \$ 105.46 is due for advertising and posting of the above captioned property.

THIS FEE MUST BE PAID AND THE ZONING SIGN & POST SET(S) RETURNED ON THE DAY OF THE HEARING. ON THE OTHER HAND, IF YOU DO NOT REMOVE THE SIGN & POST SET(S) FROM THE PROPERTY UNTIL THE DAY OF THE HEARING.

Please make your check payable to Baltimore County, Maryland. Bring the check and the sign & post set(s) to the Zoning Office, County Office Building, 111 W. Chesapeake Avenue, Room 113, Towson, Maryland fifteen (15) minutes before your hearing is scheduled to begin.

Be advised that should you fail to return the sign & post set(s), there will be an additional \$50.00 added to the above amount for each such set not returned.

Very truly yours,

J. Robert Haines
J. ROBERT HAINES
ZONING COMMISSIONER

JRH:gs

cc: Robert R. Kern, Jr., Esq.

Baltimore County
Zoning Commission
Office of Planning & Zoning
Towson, Maryland 21204
(301) 887-3353

J. Robert Haines
Zoning Commissioner

July 9, 1990



Dennis F. Rasmussen
County Executive

NOTICE OF HEARING

The Zoning Commission of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building located at 111 W. Chesapeake Avenue in Towson, Maryland 21204 as follows:

Petition for Zoning Variance
CASE NUMBER: 91-3-A
SE 1/4 Old Harford Road, 700' NE of c/l of Proctor Lane
9215 Old Harford Road
9th Election District - 6th Councilmanic
Petitioner(s): Most Rev. William H. Keller, Roman Catholic Archbishop of Baltimore, a Corporation Sole
HEARING: WEDNESDAY, SEPTEMBER 5, 1990 at 9:30 a.m.

Variance to permit an 18 ft. side street setback in lieu of the minimum 35 ft.

In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commission will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be in writing and received in this office by the date of the hearing set above or presented at the hearing.

J. Robert Haines
J. ROBERT HAINES
Zoning Commissioner of Baltimore County

cc: Msgr. James Cronin
Robert R. Kern Jr., Esq.

Baltimore County
Department of Public Works
Bureau of Traffic Engineering
Courts Building, Suite 405
Towson, Maryland 21204
(301) 887-3554



Dennis F. Rasmussen
County Executive

July 17, 1990

Mr. J. Robert Haines
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Dear Mr. Haines:

The Bureau of Traffic Engineering has no comments for items number 458, 459, 460, 461, 462, and 465.

Very truly yours,

Michael S. Flanagan
Michael S. Flanagan
Traffic Engineer Associate II

MSF/lvw

RECEIVED
JUL 24 1990

ZONING OFFICE

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

JULY 11, 1990

TO: J. ROBERT HAINES, ZONING COMMISSIONER, DEPARTMENT ZONING
FROM: CHARLES E. BURNHAM, PLANS REVIEW CHIEF, DEPARTMENT OF PERMITS & LICENSES C.E.B.

SUBJECT: ZONING ITEM #: 460
PROPERTY OWNER: Most Reverend William H. Keeler, Roman Catholic Archbishop of Baltimore, a corporation sole; St. Isaac Jogues Roman Catholic Congregation, Inc.
LOCATION: SE 1/4 Old Harford Rd, 700' NE centerline of Proctor Lane
ELECTION DISTRICT: 9th
COUNCILMANIC DISTRICT: 6th

A REVIEW OF THE SITE PLAN FOR THE ABOVE ZONING ITEM INDICATES THE FOLLOWING:

- () PROPOSED SITE PLAN DOES, DOES NOT, COMPLY TO STATE CODE OF MARYLAND REGULATION 05.01.07, MARYLAND BUILDING CODE FOR THE HANDICAPPED.
 - () PARKING LOCATION () RAMPS (degree slope)
 - () NUMBER PARKING SPACES () CURB CUTS
 - () BUILDING ACCESS () SIGNAGE
 - () PLAN DOES, DOES NOT COMPLY TO SET BACKS FOR EXTERIOR FIRE SEPARATION DISTANCE OF ARTICLE 5 AND ARTICLE 9 OF THE CURRENT BALTIMORE COUNTY BUILDING CODE.
 - (X) A BUILDING PERMIT IS REQUIRED BEFORE ANY CONSTRUCTION CAN BEGIN. SECTION 111.1 OF ARTICLE 1. CONSTRUCTION DRAWINGS MAY BE REQUIRED.
 - () A CHANGE OF OCCUPANCY PERMIT IS REQUIRED TO CHANGE THE EXISTING USE OF THE STRUCTURE TO THE PROPOSED USE. SEE ARTICLE THREE AND ARTICLE ONE, SECTION 103.2 ALTERATIONS MAY BE NECESSARY BY CODE TO COMPLY TO NEW USE REQUIREMENTS.
 - () STRUCTURE IS SUBJECT TO FLOOD PLAIN LIMITATIONS, SECTION 516.0 COUNCIL BILL #158-88 (BALTIMORE COUNTY BUILDING CODE).
 - (X) OTHER - The proposed structure shall comply to the Baltimore County Bldg. Code as adopted by Council Bill #158-88 or the code in force at the time PERMITS MAY BE APPLIED FOR @ ROOM 100, 111 WEST CHESAPEAKE AVENUE, TOWSON, MARYLAND 21204 - PHONE - 887-3900.
- THIS REVIEW COVERS ONLY MAJOR ITEMS ASSOCIATED WITH THE SITE PLAN, A FULL REVIEW MAY BE CONDUCTED WHEN THE PERMIT APPLICATION AND PLANS ARE SUBMITTED.

BALTIMORE COUNTY DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT
7/6/90
Date
Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204
Zoning Item # 460, Zoning Advisory Committee Meeting of July 17, 1990
Property Owner: St. Isaac Jogues Roman Catholic Congregation, Inc.
Location: SE/S Old Harford Rd, 700' NE corner of Proctor Ln District: 9
Water Supply: Metro Sewage Disposal: Metro
COMMENTS ARE AS FOLLOWS:
() Prior to approval of a Building Permit for construction, renovation and/or installation of equipment for any existing or proposed food service facility, complete plans and specifications must be submitted to the Plans Review Section, Bureau of Regional Community Services, for final review and approval.
() Prior to new installation(s) of fuel burning equipment, the owner shall contact the Bureau of Air Quality Management, 887-3775, to obtain requirements for such installation(s) before work begins.
() A permit to construct from the Bureau of Quality Management is required for such items as spray paint processes, underground gasoline storage tank(s) (5,000 gallons or more) and any other equipment or process which exhausts into the atmosphere.
() A permit to construct from the Bureau of Air Quality Management is required for any charbroiler generation which has a total cooking surface area of five (5) square feet or more.
() Prior to approval of a Building Permit Application for renovations to existing or construction of new health care facilities, complete plans and specifications of the building, food service area and type of equipment to be used for the food service operation must be submitted to the Plans Review and Approval Section, Division of Engineering and Maintenance, State Department of Health and Mental Hygiene for review and approval.
() Prior to any new construction or substantial alteration of public swimming pool, wading pool, bathhouse, saunas, whirlpools, hot tubs, water and sewerage facilities or other appendages pertaining to health and safety; two (2) copies of plans and specifications must be submitted to the Baltimore County Department of Environmental Protection and Resource Management for review and approval. For more complete information, contact the Water Quality Monitoring Section, Bureau of Regional Community Services, 687-6500 x 315.
() Prior to approval for a nursery school, owner or applicant must comply with all Baltimore County regulations. For more complete information, contact the Division of Maternal and Child Health.
() If lubrication work and oil changes are performed at this location, the method providing for the elimination of waste oil must be in accordance with the State Department of the Environment.
() Prior to razing of existing structure(s), petitioner must contact the Division of Waste Management at 887-3745, regarding removal and/or disposal of potentially hazardous materials and solid wastes. Petitioner must contact the Bureau of Air Quality Management regarding removal of asbestos, 887-3775.
() Any abandoned underground storage tanks containing gasoline, waste oil, solvents, etc., must have the contents removed by a licensed hauler and tank removed from the property or properly backfilled. Prior to removal or abandonment, owner must contact the Division of Waste Management at 887-3745.
() Soil percolation tests, have been _____, must be _____, conducted.
() The results are valid until _____
() Soil percolation test results have expired. Petitioner should contact the Division of Water and Sewer to determine whether additional tests are required.
() Where water wells are to be used as a source of water supply, a well meeting the minimum Baltimore County Standards must be drilled.
() In accordance with Section 13-117 of the Baltimore County Code, the water well yield test _____ shall be valid until _____.
() is not acceptable and must be retested. This must be accomplished prior to conveyance of property and approval of Building Permit Applications.
() Prior to occupancy approval, the potability of the water supply must be verified by collection of bacteriological and chemical water samples.
() If submission of plans to the County Review Group is required, a Hydrogeological Study and an Environmental Effects Report must be submitted. For more information contact the Division of Environmental Management at 887-3980.
() In order to subdivide this property, the owner or developer will be required to comply with the subdivision regulations of the State of Maryland and Baltimore County. If there are any questions regarding the subdivision process, please contact the Land Development Section at 887-2762.
() Others _____

BUREAU OF WATER QUALITY AND RESOURCE MANAGEMENT

Baltimore County
Fire Department
700 East Joppa Road, Suite 301
Towson, Maryland 21204-5500
(301) 887-4500
Paul H. Reincke
Chief

JULY 5, 1990



Dennis F. Rasmussen
County Executive

J. Robert Haines
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, MD 21204

RE: Property Owner: MOST REVEREND WILLIAM H. KEELER
ROMAN CATHOLIC ARCHBISHOP OF BALTIMORE

Location: SE/S OLD HARFORD ROAD

Item No.: 460 Zoning Agenda: JULY 17, 1990

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1988 edition prior to occupancy.

REVIEWER: Capt. J. Kelly 7-10-90 Noted and Approved Capt. W. F. Brady, Jr. 7-10-90
Planning Group Fire Prevention Bureau
Special Inspection Division

JK/KEK

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

TO: Zoning Advisory Committee DATE: July 13, 1990

FROM: Robert W. Bowling, P.E.

RE: Zoning Advisory Committee Meeting
for July 17, 1990

The Developer's Engineering Division has reviewed the subject zoning items and we have no comments for Items 458, 459, 461, 463 and 465.

For Items 460 and 462, County Review Group Meetings are required.

Robert W. Bowling
ROBERT W. BOWLING, P.E., Chief
Developer's Engineering Division

WRB

PRE-CRG COMMENTS
CURRENT PLANNING AND DEVELOPMENT

NAME: ST. ISAAC JOQUES 11:00 A.M.

DATE: 12/11/89

1. Current Planning CRG number IX-369 must be filled in along with the Public Services CRG number.
2. Pursuant to Section 22-99 of the Baltimore County Development Regulations, adequate measures must be taken to mitigate the effects of development on soils with moderate or severe limitations. Protective measures to prevent erosion or sloughing of steep slopes must also be addressed. Prior to CRG approval, the above mitigative measures must be noted on the plan.
3. The Office of Planning and Zoning considers sidewalks to be an important element of this plan; sidewalks will be required on all public roads serving this site. This office feels that sidewalks are important along the north side of the road in order to keep children going to the park out of the roadway. Therefore, our office will not support the request for a waiver of sidewalks on the northside of the roadway.
4. Show a limit of disturbance line on the northside of the road. The trees along the road should not be disturbed.
5. The storm water management facility should be effectively screened from all adjacent residential properties.
6. A final landscape plan, approved by Office of Planning and Zoning, is required prior to the issuance of building permits.

A:PRE141.TXT

BALTIMORE COUNTY, MARYLAND
SUBJECT: COUNTY REVIEW GROUP COMMENTS CRG DATE: 12/21/89
FROM: ZONING OFFICE PRE-CRG DATE: 12/11/89
PROJECT NAME: St. Isaac Jogues PLAN: 10/26/89
LOCATION: SE/S Old Harford Road, NE Proctor Lane REV.: REV.:
DISTRICT: 9c6
REVISED PLAN KEY:
(X) COMPLIANCE WITH COMMENT CHECKED
(O) NON-COMPLIANCE IS CIRCLED
(BA) BE ADVISED (NOT NECESSARY FOR CRG APPROVAL, BUT MUST BE ADDRESSED PRIOR TO FINAL ZONING APPROVAL)
ADDITIONAL COMMENTS ADDED LAST BY PLAN DATE

With the exception of the required setback variance, the plan as submitted generally meets the zoning regulations for C.R.G. approval provided, that prior to final zoning approval, that the following comments are addressed and contingent also upon the outcome of the required public hearing:

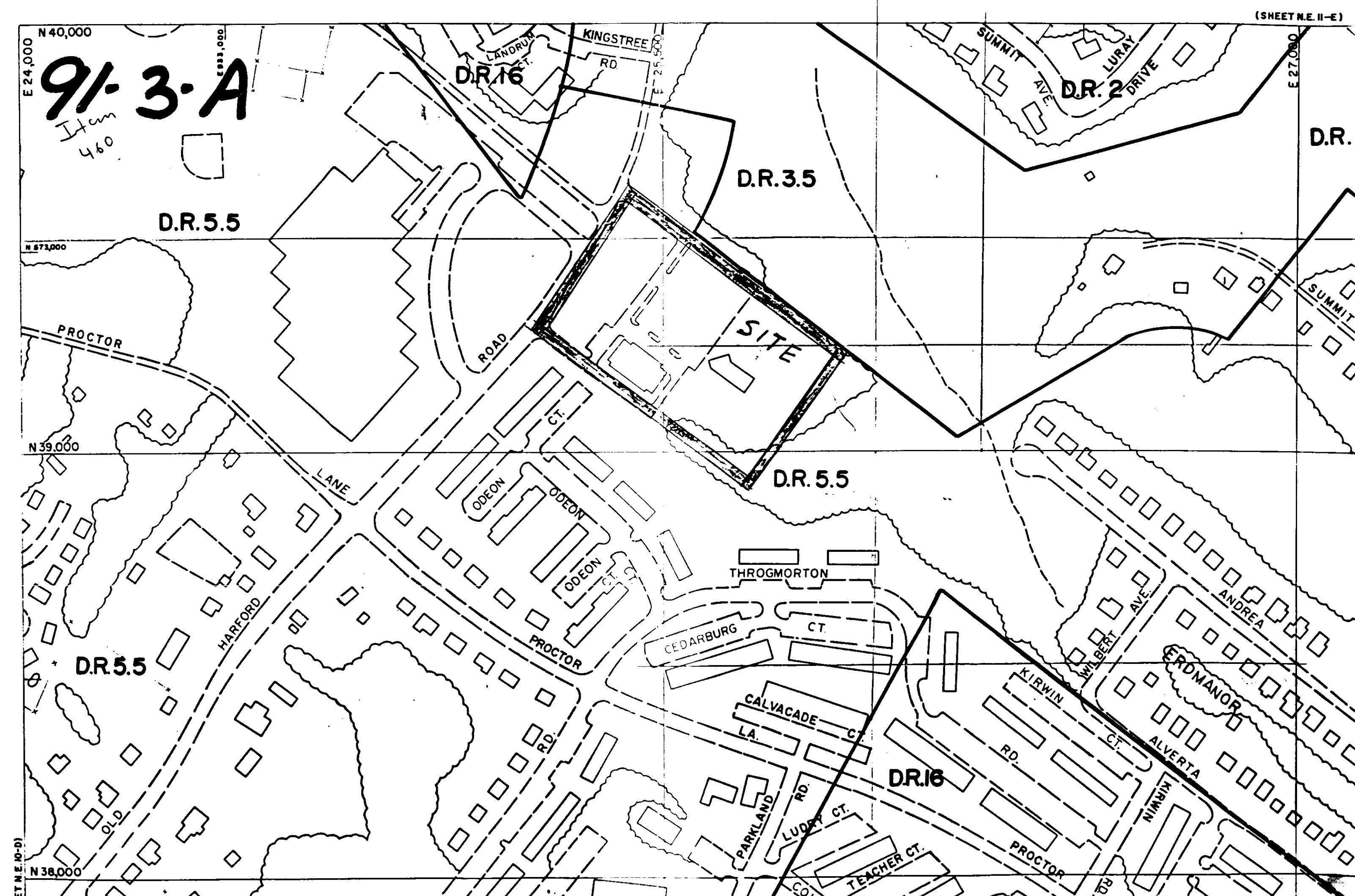
1. A side street setback variance is required to permit the proposed child care center within 18 feet of the proposed street, in lieu of the required 35 feet (see Section V.B.2, C.M.D.P.).
2. Provide off-site zone lines as they adjoin the tract boundary as per the 1"=200' scale 1988 zoning map #NE108.
3. Reference previous building permits #C-752-69, #C-1532-76, #C-849-81 and deed subdivision and resubdivision of 8080/429-34 recorded 1/27/88 in the title block. On the proposed C.R.G. plan provide overall gross and net acreage figures and separate out the church use area as a lot and the remaining subdivision use areadensity permitted calculations. Indicate the disposition of the recorded 10 foot DSO easements between the lots and on the south side. Remove or reconfigure all parking on the church lot not in compliance with Section 409, B.C.Z.R. Indicate the front orientation, height and address of the church buildings and the disposition of the triangular lot NW of lot #1.
4. Correct the parking required for the proposed dwellings to 2/unit and note that all signs will comply with Section 413.1.b and 424.6.A.2 and all zoning sign policies.

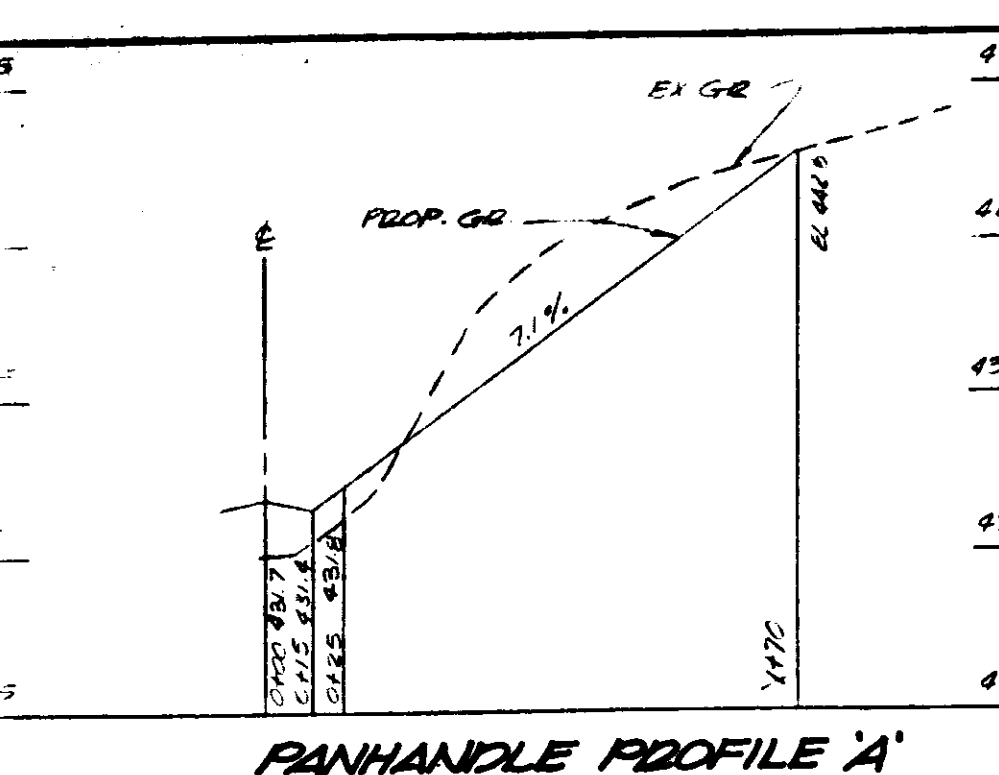
W. Carl Richards, Jr.
Zoning Coordinator

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME	ADDRESS
E. Hays Witherspoon, Baltimore, Md.	218 N. Charles St., Baltimore, Md. 21201
Thomas N. Biddis, Jr.	KCW CONSULTANTS, INC. 21208
DOUGLAS L. KENNEDY, P.E.	1777 REISTERSTOWN RD. 21208
MRS. JAMES J. CROHN	9015 OLD MANFORD RD. 01224
Dean S. Pickens	2304 Covered Bridge Court Baltimore, Md. 21224
DRIAN W. KELLY	KELLY CLAYTON & ASSOCIATES ARCHITECTS 2508 N. CALVERT ST. BALTO MD 21218



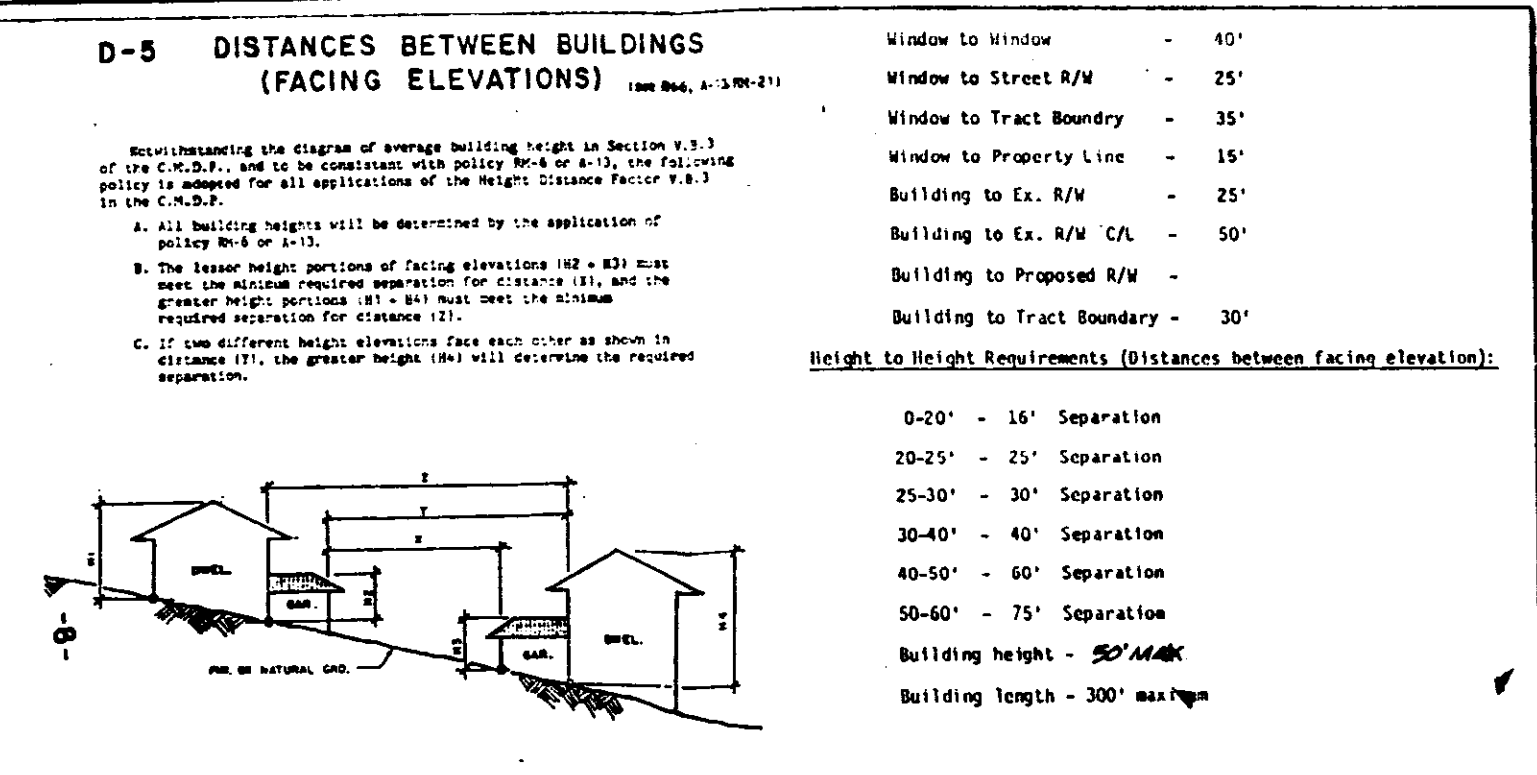


SOIL TYPES AND LIMITATIONS (Baltimore County Soil Survey Map #36)				
Map Symbols	Soil Type	Hydrologic Soil Group	Single Family Dwlg. W/Bases	Streets
StB	Beltsville Silt Loam	C	Moderate: Seasonally Perched Water Table	Moderate: Seasonally Perched Water Table
ChB2	Chillius Silt Loam	C	Slight	Moderate: Slope
JPB	Joppa Gravelly Sandy Loam	A	Slight	Moderate: Slope
JPC2	Joppa Gravelly Sandy Loam	A	Slight	Severe: Slope *
JPD2	Joppa Gravelly Sandy Loam	A	Moderate: Slope	Severe: Slope *
ShB	Sassafras Sandy Loam	B	Slight	Moderate: Slope
SaB3	Sassafras and Joppa Soils	B	Moderate: Slope	Severe: Slope *

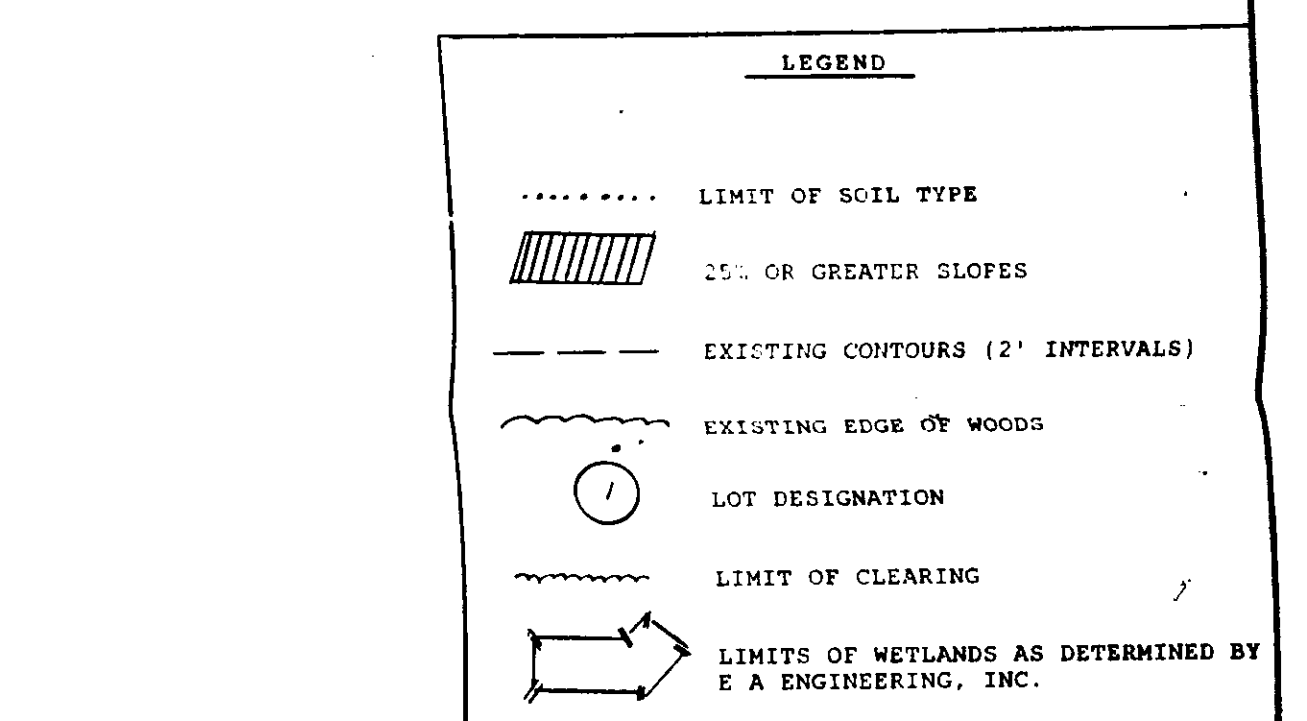
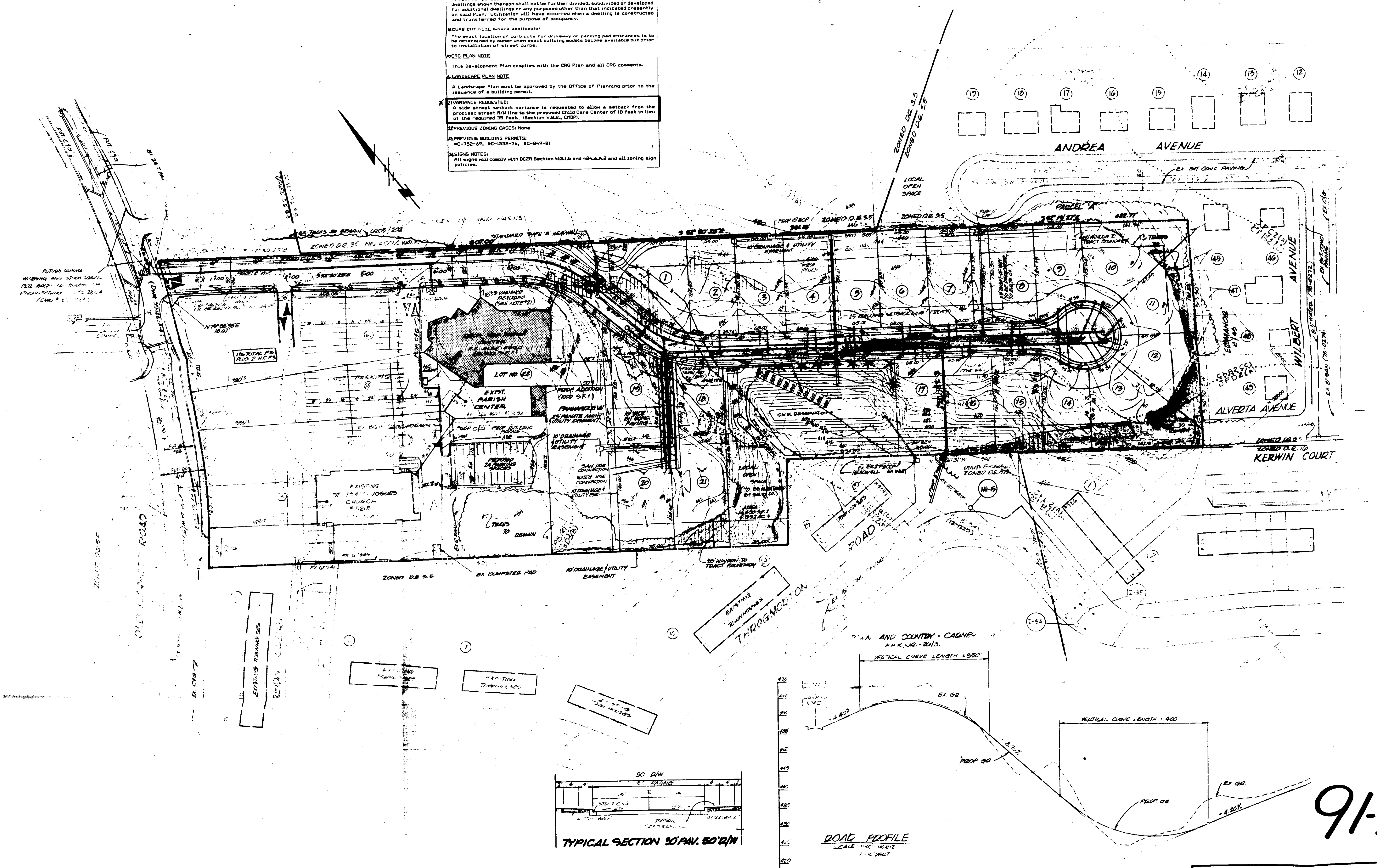
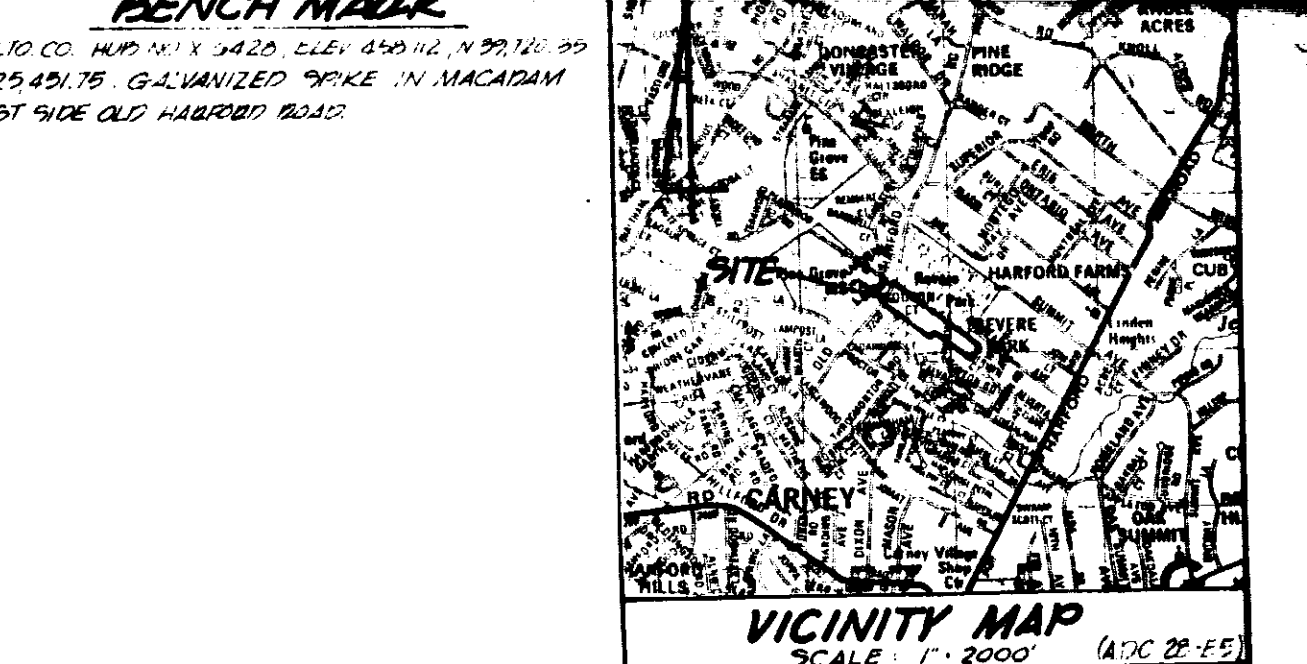
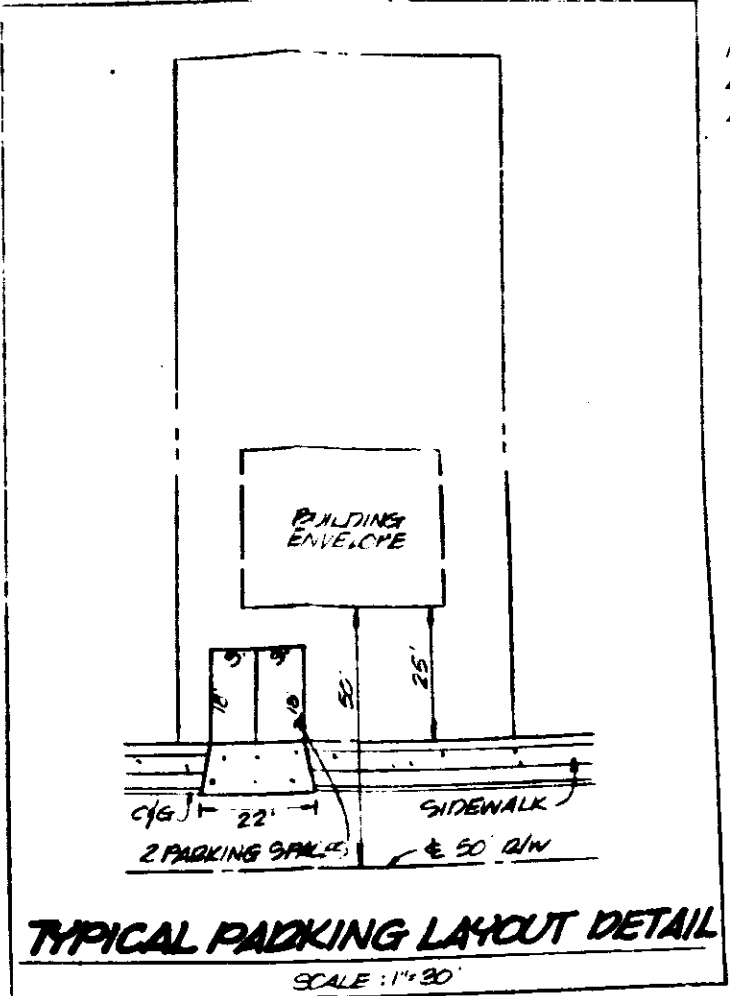
REMARKS: SEVERE SLOPES ARE INDICATED BY A SHADING OF 1/4" PER 1' HORIZONTAL DISTANCE. MODERATE SLOPES ARE INDICATED BY A SHADING OF 1/8" PER 1' HORIZONTAL DISTANCE. SLIGHT SLOPES ARE INDICATED BY A SHADING OF 1/16" PER 1' HORIZONTAL DISTANCE.

S.W.M. Pond Design Data:
D.A. = 12.01 AC. RCN = 69 TCS 0.3 HR
2-yr 24 HR STORM: Q1 = 8.4 cfs Q2 = 1.9 cfs Vs = 15,700 cf
10-yr 24 HR STORM: Q1 = 25.8 cfs Q2 = 7.9 cfs Vs = 36,600 cf
100-yr 24 HR STORM: Q1 = 45.7 cfs Q2 = 18 cfs Vs = 50,100 cf

GENERAL NOTES (CONTINUED)
This Development Plan is approved by the Zoning Commission based on its interpretation of the Zoning Regulations, that it complies with present policy, density and bulk controls as they are delineated in the Regulations. Any part or parcel of this tract that has been utilized for density to support additional dwellings or any other use than that indicated presently on said Plan. Utilization will have occurred when a dwelling is constructed and transferred for the purpose of occupancy.
CURB CUT NOTE (where applicable): The exact location of curb cuts for driveway or parking pad entrance is to be determined by owner when exact building models become available but prior to installation of street curbs.
CRG PLAN NOTE: This Development Plan complies with the CRG Plan and all CRG comments.
LANDSCAPE PLAN NOTE: A Landscape Plan must be approved by the Office of Planning prior to the issuance of a building permit.
VARIANCE REQUESTED: A side street setback variance is requested to allow a setback from the proposed street R/W line to the proposed Child Care Center of 10 feet in lieu of the required 25 feet, Section V.B.2.C, Chpt. 21.
PREVIOUS ZONING CASES: None.
APPROVED BUILDING PERMITS: NC-752-67, NC-1032-76, NC-BV-9-81.
ADDITIONAL NOTES: All signs will comply with BC21 Section 413.1a and 424A.2 and all zoning sign policies.



LOT NO.	AREA (AC)	AREA (SF)
1	0.235	10242
2	0.194	8447
3	0.195	8488
4	0.195	8488
5	0.195	8488
6	0.195	8488
7	0.195	8488
8	0.195	8488
9	0.195	8488
10	0.205	8931
11	0.212	9253
12	0.278	12077
13	0.175	7636
14	0.197	8574
15	0.196	8563
16	0.188	8186
17	0.153	6647
18	0.232	10057
19	0.202	8817
20	0.275	11977
21	0.274	11918
22	4.808	209417
23	0.571	24678
24	1.403	60500
25	1.643	71556
26	0.075	3258
TOTAL	11.788	513485



- GENERAL NOTES**
- Owner: St. Isaac Jogues Church, 9215 Old Harford Road, Baltimore, Maryland 21234. Telephone: Attn: Monsignor Cronin.
 - Area: Dead Reference: 8 W.J.R. 3992-252 (original). Parcel No. 1 Deed 8088/433 Acctd 09-11-753550 A = 6.22 ac. Parcel No. 2 Deed 8088/433 Acctd 21-05-009656 A = 5.57 ac. Parcel No. 3 Deed 8088/433 Acctd 21-05-009656 A = 5.57 ac. Parcel No. 4 Deed 8088/433 Acctd 21-05-009656 A = 5.57 ac. Parcel No. 5 Deed 8088/433 Acctd 21-05-009656 A = 5.57 ac. Parcel No. 6 Deed 8088/433 Acctd 21-05-009656 A = 5.57 ac. Parcel No. 7 Deed 8088/433 Acctd 21-05-009656 A = 5.57 ac. Parcel No. 8 Deed 8088/433 Acctd 21-05-009656 A = 5.57 ac. Parcel No. 9 Deed 8088/433 Acctd 21-05-009656 A = 5.57 ac. Parcel No. 10 Deed 8088/433 Acctd 21-05-009656 A = 5.57 ac. Parcel No. 11 Deed 8088/433 Acctd 21-05-009656 A = 5.57 ac. Parcel No. 12 Deed 8088/433 Acctd 21-05-009656 A = 5.57 ac. Parcel No. 13 Deed 8088/433 Acctd 21-05-009656 A = 5.57 ac. Parcel No. 14 Deed 8088/433 Acctd 21-05-009656 A = 5.57 ac. Parcel No. 15 Deed 8088/433 Acctd 21-05-009656 A = 5.57 ac. 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